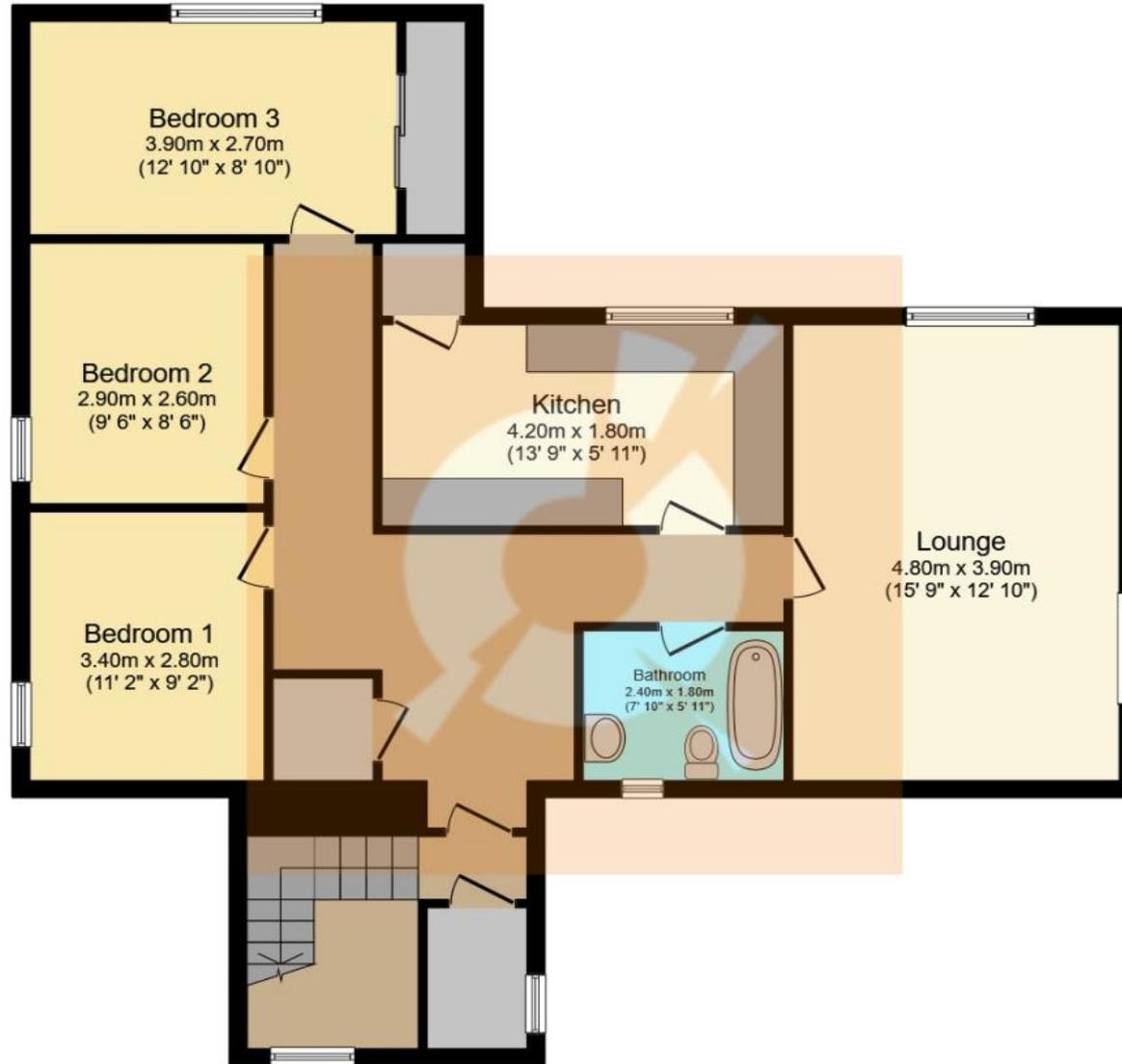




1 Stoneyholm Road (Upper Conversion) Kilbirnie

Offers Over £110,000





## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

The Property Boom North Ayrshire are delighted to present to this truly unique three-bedroom upper conversion situated on the highly sought-after Stoneyholm Road. This property is a real credit to its current owner and has been presented to the market in true walk-in and start living condition.

Externally, there is an extensive driveway permitting ample parking for various vehicles and access to the property is via a well-maintained communal close and stairway. First impressions are everything and this is certainly the case upon entering the warm, welcoming reception hallway with fresh neutral décor, setting the tone for the rest of this lovely home.

The bright and airy lounge is awash with natural light from dual-aspect, double-glazed window formations. There is a traditional focal point fireplace with gas fire, infusing this entire space with a delightful warmth and further offering the perfect spot to relax and unwind after a long day with family and friends.

The well-appointed kitchen has been professionally fitted to include a quality range of wall to floor mounted units with a contrasting worksurface, creating a fashionable and efficient workspace. There is a stainless-steel sink with chrome taps, 4-ring gas hob with gas oven/grill, under counter fridge and freezer, dishwasher and washing machine which will all be included within the sale of this property, making it an excellent purchase for a first-time buyer or professionals alike. No guarantees will be provided.

This fabulous family home further benefits from three generously proportioned double bedrooms. The master bedroom is complimented with built-in mirrored wardrobes, presenting excellent storage solutions and the third bedroom is currently being utilised as a Dining Room which is the perfect spot to sit down and enjoy a lovely home-cooked meal with family.

The ultra-modern family bathroom with white sparkling wet wall completes this fantastic accommodation internally and is simply stunning. There is a three-piece white glazed bathroom suite to include a shower-over-bath with glass-screen, w.c. and a wash-hand-basin which has been contained within a stylish high-gloss vanity unit. Contemporary fixtures and fittings can be found throughout to include the chrome heated towel rail and waterfall tap.

The property further benefits from gas-central heating and double-glazing, providing all rooms with a delightful warmth. Externally to the rear, there is a large plot/space for a garden area making for extremely easy maintenance.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. The property is also within the catchment area for the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are less than a five-minute drive and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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